



3717 41 Street Calgary Alberta

\$1,050,000

PRICED BELOW REPLACEMENT AND ASSESSED VALUE! Presenting an impeccably kept DETACHED infill, boasting over 3,300 sq ft of sophisticated living space on a picturesque, tree-lined street in Glenbrook. Featuring 3+1 bedrooms and 3.5 bathrooms, this residence masterfully combines elegance, practicality, and comfort in every corner. Be greeted by impressive 10-foot ceilings and striking engineered hardwood and tile flooring throughout. The gourmet kitchen is a true culinary haven, designed for both entertaining and everyday living, with an oversized 10 ft island, high-end appliances including a gas cooktop, built-in wall oven and microwave, a French-door refrigerator, Bosch dishwasher, Large formal dining room that comfortably accommodates seating for 8. The living room is spacious and allows for large comfortable furniture, and features custom built ins and gas fireplace with stone surround. 2-piece bath completes this level. A spacious mudroom with custom-built ins leads you to the nice sized private WEST facing back yard with plenty of grass space and a large exposed aggregate patio and walkways. Natural gas barbeque outlet. Perfect place to take in the summer evenings. Double car detached garage with alley access and 220 wiring. Upstairs you will find 9 ft ceilings a massive primary bedroom which will accommodate large king sized suite. Enjoy morning coffee on the east facing deck finished with glass railing. Added luxury to the master suite is an impressive walk in closet with custom built ins and french doors open to a spa-inspired ensuite featuring heated flooring, a freestanding tub, and a glass-enclosed tile steam shower. Two additional bedrooms both with walk in closets also with custom built ins, a nicely appointed 4 piece bath, and a spacious laundry room with a sink and more custom-built ins for even more convenience complete the upper floor. Fully developed low...

Primary Bedroom 13.42 Ft x 19.25 Ft

5pc Bathroom 8.67 Ft x 15.08 Ft

Other 6.67 Ft x 10.08 Ft

Bedroom 11.08 Ft x 11.92 Ft

Other 5.42 Ft x 4.42 Ft

Bedroom 11.00 Ft x 11.92 Ft

Other 13.25 Ft x 7.08 Ft

Bedroom 11.42 Ft x 12.17 Ft

4pc Bathroom 6.92 Ft x 10.33 Ft

Furnace 5.08 Ft x 12.08 Ft

Dining room 14.42 Ft x 14.42 Ft

Kitchen 14.25 Ft x 19.50 Ft

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Listing Presented By:



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Other 5.42 Ft x 4.42 Ft

4pc Bathroom 9.33 Ft x 5.00 Ft

Laundry room 7.42 Ft x 6.92 Ft

Media 17.00 Ft x 20.67 Ft

Living room 14.42 Ft x 18.50 Ft

2pc Bathroom 5.58 Ft x 5.58 Ft

Other 5.50 Ft x 17.92 Ft